



2



1



1



D



Description

*** GUIDE PRICE £300,000 - £325,000 ***

Robert Luff & Co are delighted to bring to market this spacious two double bedroom, top floor apartment situated opposite Hove Park. Gannet House is ideally situated in the prestigious Hove Park district, offering views over Hove Park. The location is highly convenient, with Hove mainline railway station within walking distance, catering to commuters. A short stroll south leads you into the vibrant heart of central Hove, where you'll find a plethora of independent shops, bars, and restaurants.

Accommodation offers; two double bedrooms, living / dining room, separate kitchen and family bathroom. Other benefits include; West facing living room & being well maintained throughout.

Key Features

- HIGHLY SOUGHT AFTER HOVE PARK LOCATION
- PERFECT FIRST TIME BUY
- SPACIOUS TWO BEDROOM APARTMENT
- FIRST COME FIRST SERVE PARKING
- CLOSE PROXIMITY TO HOVE MAINLINE STATION & LOCAL AMENITIES



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



Hallway

Shower Room

Bedroom One

4.51 x 3.76 (14'9" x 12'4")

Kitchen

2.39 x 2.42 (7'10" x 7'11")

Lounge/Diner

6.09 x 3.76 (19'11" x 12'4")

Bedroom Two

3.18 x 3.46 (10'5" x 11'4")

Agent Notes

Lease Length: 999 From 1970
Service Charge: Appx £2000 Per Annum
Ground Rent: TBC
EPC: Rating C
Council Tax: Band C

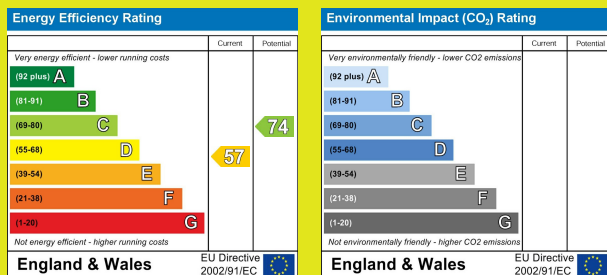




Floor Plan Goldstone Crescent



Total area: approx. 74.1 sq. metres (798.0 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |